



MONTGOMERY COUNTY PLANNING BOARD
THE MARYLAND-NATIONAL CAPITAL PARK AND PLANNING COMMISSION

APPROVED
MINUTES

The Montgomery County Planning Board met in regular session on Thursday, June 6, 2019, at 9:01 a.m. in the Montgomery Regional Office in Silver Spring, Maryland, and adjourned at 3:41 p.m.

Present were Chair Casey Anderson, Vice Chair Norman Dreyfuss, and Commissioners Natali Fani-González, Gerald R. Cichy, and Tina Patterson.

Items 1 through 5 are reported on the attached agenda.


The Board recessed at 11:02 a.m. and convened at 11:05 a.m. in the auditorium with the Prince George's County Planning Board, as The Maryland-National Capital Park and Planning Commission (Full Commission), via telephone conference, to take up Item 9, a briefing on the Interstate 495 (I-495) and Interstate 270 (I-270) Managed Lanes Study and to discuss the staff recommendations regarding the Alternatives Retained for Detailed Study (ARDS). An open session report will be included in the Full Commission Meeting Minutes.


The Board reconvened in the auditorium at 12:08 p.m. to continue discussion of Item 5.

The Board recessed for lunch at 12:09 p.m. and reconvened in the auditorium at 1:10 p.m.

Items 6 through 8 are reported on the attached agenda.

There being no further business, the meeting was adjourned at 3:41 p.m. The next regular meeting of the Planning Board will be held on Thursday, June 13, 2019, in the Montgomery Regional Office in Silver Spring, Maryland.


M. Clara Moise
Sr. Technical Writer/Editor


James J. Parsons
Sr. Technical Writer/Editor

**Montgomery County Planning Board Meeting
Thursday, June 6, 2019
8787 Georgia Avenue
Silver Spring, MD 20910-3760
301-495-4600**

1. Consent Agenda

***A. Adoption of Resolutions**

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Resolutions submitted for adoption.

***B. Record Plats**

Subdivision Plat No. 220190470, Bradley Hills Grove

R-200 zone; 3 lots; located on the east side of Burdette Road, 600 feet north of Hillmead Road.
Bethesda - Chevy Chase Master Plan.

Staff Recommendation: Approval

BOARD ACTION

Motion: FANI-GONZÁLEZ/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

**Action: Approved staff recommendation for approval of the Record Plat cited above,
as submitted.**

***C. Other Consent Items**

1. 2500 Ardennes Avenue, Sketch Plan No. 320180200, Regulatory Extension Request No. 4---Request to extend the regulatory review period from June 6, 2019 to July 18, 2019; for a 149,134 square foot multi-family building (198,718 square feet with replacement MPDU and WFHU density, 225 units, 15% MPDUs), including structured parking, street activating public open space and private amenity uses; located at the southwest quadrant of the intersection of Ardennes Avenue and Twinbrook Parkway; on approximately 1.73 acres of land zoned CR-2.0, C-1.5, R-2.0, H-145T; within the 2009 Twinbrook Sector Plan area.

Staff Recommendation: Approval of the Extension Request

2. Barnesville Oak, Preliminary Plan Amendment No. 12009011B, Regulatory Review Extension Request No. 1---Request to extend the regulatory review period for Preliminary Plan No. 12009011B from 5/9/19 to no later than 6/20/19: Application to amend Condition No. 13 of MCPB Resolution No. 10-129, approving Preliminary Plan No. 120090110; On Peach Tree Road, 1,976 feet SW of Whites Store Road; Agricultural Reserve Zone (AR), 1980 Preservation of Agriculture and Rural Open Space Functional Master Plan.

Staff Recommendation: Approval of the Extension

3. Church of Agape, Preliminary Plan Amendment No. 11994017A, Regulatory Review Extension Request No. 1---Request to extend the regulatory review period for Preliminary Plan Amendment No. 11994017A from 6/7/2019 to no later than 7/25/2019: Application to subdivide the property into two lots; on approximately 3.73 acres; R-200/TDR-7.0, but reviewed under the R-200 zone; 2005 Olney Master Plan.

Staff Recommendation: Approval of the Extension

BOARD ACTION

Motion: **1. DREYFUSS/FANI-GONZÁLEZ**
 2. FANI-GONZÁLEZ/DREYFUSS
 3. CICHY/PATTERSON

Vote:
 Yea: **1. through 3. 5-0**

Nay:

Other:

Action: **1. Approved staff recommendation for approval of the Sketch Plan Extension request cited above.**
 2. & 3. Approved staff recommendation for approval of the Preliminary Palm Extension requests cited above.

***D. Approval of Minutes**

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: There were no Planning Board Meeting Minutes submitted for approval.

2. Roundtable Discussion

- Planning Department Director's Report

BOARD ACTION**Motion:****Vote:****Yea:****Nay:****Other:****Action: Received briefing.**

Planning Department Director's Report – Planning Department Director Gwen Wright briefed the Board on the following ongoing and upcoming Planning Department events and activities: the status of a recent meeting with the Agritourism Advisory Committee; a recent pop-up community event for the Aspen Hill Vision Zero Study held on June 1 at the Aspen Hill Shopping Center; recent community meetings for the Discover Long Branch event scheduled for September; the June 4 community meeting for the kick-off of the Burtonsville Placemaking Festival event, which is scheduled for October; the status of Downtown Silver Spring placemaking activities, including the third installment of the Art Walk murals tour event, with the next walking tour scheduled for June 13; the status of the Thrive Week event for the General Plan Update; the status of the Germantown Plan for the Town Sector Zone, which is scheduled to be presented to the Planning Board later today; the status of the Design Guidelines for the Rock Spring and White Flint 2 Sector Plans; the status of an amendment to the Subdivision Staging Policy, which is scheduled to be presented to the Planning Board later today; and the status of the Forest Glen/Montgomery Hills Sector Plan, with worksessions forthcoming and hopefully completed prior to the Planning Board's August recess.

There followed a brief Board discussion.

In response to a request made by Commissioner Patterson during a previous meeting, Mark Pfefferle, Development Applications and Regulatory Coordination Division Chief, briefed the Board regarding plan extension requests. According to Mr. Pfefferle, staff reviewed extension requests beginning in October 2014 when the review period for sketch plans was 90 days and 120 days for site plans. Staff also reviewed requests beginning in February 2017 when the Subdivision Ordinance was revised to a 120-day plan review period for all new subdivision plans. Mr. Pfefferle noted that while the Planning Department Director can administratively approve a 30-day extension request, anything beyond that time requires Planning Board review. Mr. Pfefferle added that the majority of first extension requests are approved administratively for a 30-day period.

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2. Roundtable DiscussionCONTINUED

Mr. Pfefferle then discussed the results of the staff review, noting that staff has received a total of 213 extension requests, with approximately 50 percent of all plans requiring one extension approved by either the Director or the Board at an average extension period of 59 days. Currently, 24 open extension requests have yet to go before the Planning Board for review. Plans often receive more than one extension request, with one plan receiving seven, though most Plans require no more than two. Mr. Pfefferle noted that 10 percent of all extension requests are submitted because the review period occurs during a known Planning Board recess. The time period for second and third extension requests averages 61 days, with fourth extension requests averaging 84 days. In addition to Planning Board recess during review periods, extension requests can be related to the level of sophistication of a project's development company, engineering firm, or attorney, with larger developers often requiring fewer extensions.

There followed extensive Board discussion with questions to Mr. Pfefferle, during which the Board recommended that Planning Department staff consult with other jurisdictions regarding their development processes. The Board also recommended that staff offer semi-annual or even quarterly training sessions for developers.

Also in response to a request made by Commissioner Patterson during a previous meeting, Communications Team staff offered a multi-media presentation and discussed recent improvements to the audio/visual system in the Montgomery Regional Office auditorium. Staff noted that the Granicus streaming system that allows residents to live stream Planning Board meetings failed during the April 25 meeting. According to staff, difficulties with streaming live video are often the result of bandwidth issues. To address this, Communications Team staff has implemented a new pop-up window on the Planning Board web site home page that streams meetings live at a lower bandwidth, a new high definition stream, and onsite recommendations for browsers to best view the website.

There followed a brief Board discussion with questions to staff.

3. Germantown Plan for the Town Sector Zone Working Draft---Staff presentation of the planning board working draft.

Staff Recommendation: Approve the Planning Board Working Draft as the Public Hearing Draft and Schedule the Public Hearing Date

BOARD ACTION

Motion: DREYFUSS/PATTERSON

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Working Draft of the Germantown Plan for the Town-Sector Zone as the Planning Board Public Hearing Draft and tentatively scheduled the Public Hearing date on or about July 18, 2019, with the location to be determined.

Planning Department staff offered a multi-media presentation and discussed the Working Draft of the proposed Germantown Plan for the Town Sector (T-S) Zone. According to staff, the purpose of this Master Plan is to replace the existing Town Sector zoning with current zoning classifications for the Churchill Village community of Germantown in order to protect the community open space and recreation areas, maintain the residential character of the Plan area, and support neighborhood commercial uses.

Staff then discussed their zoning recommendations, noting that they analyzed the type of existing units, units per acre, and typical lot sizes to determine appropriate residential zones. For commercial zoning, staff recommends the Employment Office (EOF) zone for existing office condominiums; the General Retail (GR) zone for retail, private institutional, and other commercial uses, with a density of 0.5 Floor Area Ratio (FAR) for a modest amount of growth. To address the zoning for other uses in the Plan area, staff recommends that schools and churches be zoned Residential, local parks and open space parcels be zoned Rural Estate (RE-1), and that both Black Hill Regional Park and Little Seneca Lake be zoned Residential Estate (RE-2). District-specific zoning recommendations include the Residential, Townhouse Low Density (TLD) and Townhouse Medium Density (TMD) zones for the Northeast District; the Residential, TLD, TMD, RE-2, and the Commercial/Residential/Neighborhood (CRN) zones for the Northwest District; the Residential, TLD, TMD, Townhouse High Density (THD), and RE-1 zones for the Southwest District; the Residential, GR, and EOF zones for the Southeast District.

Staff noted that at the May 2 Planning Board meeting, the Board instructed staff to explore whether either Montgomery County Public Schools (MCPS) or Montgomery County Department of General Services (DGS) might have an interest in the acquisition of a vacant 4.8-

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3. Germantown Plan for the Town Sector Zone Working DraftCONTINUED

acre property identified as Parcel P540 located at Father Hurley Boulevard and Waters Landing Drive. Staff noted that MCPS and the DGS have no planned capital projects that would require use of this site. Staff added that neither the Parks Department nor the Montgomery County Department of Recreation have planned projects that would require use of this site. For the adjacent Churchill Senior Living Center facility, staff recommends rezoning the site from Residential to CRN with an FAR of 1.25 and a height of 45 feet.

The next steps for the Plan include a Sectional Map Amendment, an overlay zone similar to the one in Montgomery Village, a Planning Board Public Hearing tentatively scheduled for July 18, worksessions and a Planning Board tour scheduled for September, and a County Council Public Hearing and Council approval scheduled for the fall.

There followed extensive Board discussion with questions to staff, during which the Board instructed staff to provide an independent assessment of school enrollment and needs in the Plan area to be presented at an upcoming worksession. The Board also instructed staff to schedule the Public Hearing date to accommodate the Board's availability while allowing for proper noticing, and to hold the Hearing in an Up-County location, such as the Up-County Regional Services Center, in order to facilitate stakeholder and resident attendance.

***4. Windridge Winery, Preliminary Plan No. 120190020**--Request for 1 lot on 44.72 acres for a farm Winery Tasting Room of up to 5,000 square feet; at 15700 Darnestown Road, 500 feet northwest of Bellingham Drive; Rural Cluster Zone (RC), 2002 Potomac Subregion Master Plan.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: PATTERSON/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Preliminary Plan cited above, subject to revised conditions discussed during the meeting, and as stated in the attached adopted Resolution.

Planning Department staff offered a multi-media presentation and discussed a proposed Preliminary Plan request to construct a farm winery tasting room. The 44.72-acre site, identified as Parcel 939, is located on the south side of Darnestown Road (MD28), approximately 500 feet northwest of its intersection with Bellingham Drive, and zoned Rural Cluster in the Potomac Sub-region Master Plan area. The property is currently under development for the construction of the winery operation, including a winery, wine cellar, and a vineyard, all of which are structures and facilities that are accessories to on-site farming operations and are permitted uses that do not require building permits or subdivision. Staff added that the application being reviewed today is for the proposed tasting room only.

Staff noted that the applicant proposes to create one lot for a new 5,000 square foot commercial/agricultural winery tasting room and 106-space parking lot. When complete, the proposed winery facility will support continued active farming on the property, as recommended by the current Master Plan. Staff then noted minor corrections to two conditions of approval and in the staff report.

Staff then discussed the proposed Final Forest Conservation Plan, which does not propose the removal of any forest, resulting in a 1.1-acre afforestation/reforestation requirement, which will be met onsite at a 2:1 ratio of forest retention, or 2.22 acres. The applicant has proffered all 3.34 acres of existing forest on the property in Category I conservation easement, exceeding the 2.22-acre afforestation/reforestation requirement.

Mr. James Clifford, attorney representing the applicant, offered comments and concurred with the staff recommendation.

Mr. Robert Butz, member of the applicant’s team, also offered comments.

There followed a brief Board discussion.

5. Council Resolution to Amend the 2016-2020 Subdivision Staging Policy---Review proposed amendment to the 2016-2020 Subdivision Staging Policy to allow the Planning Board to approve residential preliminary plans of subdivision in areas under residential development moratorium, given certain conditions related to estimated student generation and blighted/condemned structures in Opportunity Zones or shares of affordable housing.

Staff Recommendation: Transmittal of Comments to the County Council in Advance of Its Public Hearing

BOARD ACTION

Motion: DREYFUSS/FANI-GONZÁLEZ

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation to transmit comments to the County Council, as discussed during the meeting, and as stated in the attached transmittal letter.

Planning Department staff offered a multi-media presentation and discussed a proposed County Council resolution amending the 2016-2020 Subdivision Staging Policy (SSP) by establishing criteria for a new moratorium exception that would allow residential development applications to be approved by the Planning Board in areas under moratorium if certain conditions exist. Currently, the Planning Board may approve a development application in an area under moratorium if the project has a net increase of three or fewer units, or if all of the project’s residential units are age-restricted for seniors. The proposed amendment, as introduced on April 23 by Councilmembers Hans Riemer and Craig Rice, would allow the Planning Board to approve a residential development application in an area under moratorium if the project is estimated to generate 10 or fewer school students and: 1) Replaces or remediates an uninhabited, blighted, condemned, or previously condemned structure within or adjacent to a state-designated Opportunity Zone; or 2) Contains more than 50 percent affordable housing units for families earning 60 percent or less of the area median income. Staff noted that while the Planning Board will be allowed to approve a project that meets these criteria, they will not be required to approve any project that they feel is not in the public interest in regard to the adequacy of schools and the project’s estimated impacts on enrollment.

Staff then discussed their recommendations, specifically amendments to the first criterion, including the removal of the term “blighted” from the title and text of the amendment, modifying the amendment to read “previously condemned and currently vacant” rather than just “previously condemned,” and adding the term “abutting.”

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5. Council Resolution to Amend the 2016-2020 Subdivision Staging Policy

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Ms. Kathy Stevens of Gist Avenue and Ms. Stacy Silber, attorney from Lerch, Early and Brewer, offered testimony.

Following extensive Board discussion with questions to staff, Chair Anderson noted that the discussion of this Item would continue following the discussion of Item 9.

Following discussion of Item 9, the Board continued their discussion of the proposed amendment, during which the Board instructed staff to include in the comments the recommendation that the County Council consider universally applying the student impact threshold of 10 students or fewer to all applications for residential development within areas under moratorium.

9. Teleconference Meeting of the Maryland-National Capital Park and Planning Commission (Full Commission)---I-495 and I-270 Managed Lanes Study Briefing (Maryland Department of Transportation/State Highway Administration (MDOT/SHA).

Staff Recommendation: Discussion and Approval of Commission Staff Recommendation on the Alternatives Retained for Detailed Study (ARDS)

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: See State citation and open session report in narrative Meeting Minutes of the Maryland-National Capital Park and Planning Commission.

*6. 4702 West Virginia Avenue, Sketch Plan No. 320190060---CRT 0.5 C 0.25 R 0.5 H 70 zone and the Bethesda Overlay zone, 0.21 acres, Request to construct a residential building of up to 20,000 total square feet with underground parking; The maximum density includes up to 14,750 square feet of density from the Bethesda Overlay Zone (BOZ) with a Park Impact Payment (PIP); located on West Virginia Ave approximately 280 feet east of Wisconsin Ave; 2017 Bethesda Downtown Sector Plan.

Staff recommendation: Approval with Conditions and Adoption of Resolution

BOARD ACTION

Motion: DREYFUSS/PATTERSON

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Sketch Plan request cited above, subject to conditions, and adopted the attached Resolution.

In keeping with the May 23 technical staff report, Planning Department staff offered a multi-media presentation and discussed a Sketch Plan request for a proposed development project on West Virginia Avenue in Bethesda, Maryland. Staff noted that the request is to construct a residential building of up to 20,000 total square feet with underground parking with a maximum density which includes up to 14,750 square feet of density from the Bethesda Overlay Zone (BOZ) with a Park Impact Payment (PIP). The 0.21-acre property is located on West Virginia Avenue, approximately 280 feet east of Wisconsin Avenue in the Bethesda Downtown Sector Plan area. The project is located adjacent to the future Eastern Greenway as recommended in the 2017 Bethesda Downtown Sector Plan, however the corner property is not part of this application, therefore the Eastern Greenway is not part of this proposal. Staff also noted that the Planning Director approved an administrative extension from May 12, 2019 to June 6, 2019.

Staff added that the applicant proposes to redevelop the property with a new 35-foot-tall multi-family residential building totaling 20,000 square-feet, with underground parking. The project envisions up to 8 dwelling units within the new building that will be stylistically designed as townhouses. The final unit count will be determined at Preliminary Plan. The project will be constructed on one lot and includes an allocation of density from the Bethesda Overlay Zone of up to 14,750 square feet. The final amount of density to be purchased from the BOZ, which will require a Park Impact Payment (PIP), will be determined at Site Plan, where final density for the entire project will be reviewed. As the project is anticipated to result in less than 20 units, no Moderately Priced Dwelling Units (MPDUs) will be required or provided.

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***6. 4702 West Virginia Avenue, Sketch Plan No. 320190060**CONTINUED

Staff also confirmed approval of a Forest Conservation Exemption for this project on January 18, 2019, through Section 22A-5(s)(1) of the Forest Conservation Law. The project qualifies for the small property exemption because the net tract area is less than 1.5 acres with no existing forest or champion trees, and the afforestation requirements would not exceed 10,000 square feet. There are existing specimen trees located on the property to the south, the Chase Avenue Urban Park. Staff recognized that the proposed development may impact the critical root zone of these trees and has therefore conditioned the project requiring the applicant to submit a Tree Save Plan at the time of Preliminary Plan review.

Staff briefly reviewed the conditions of approval.

Mr. Bob Dalrymple, attorney representing the applicant, offered comments and concurred with the staff recommendation.

There followed a brief Board discussion with questions to staff and Mr. Dalrymple.

***7. Strathmore Square, Preliminary Plan No. 120190180---**Request for multiple lots and parcels for up to 317,537 square feet of non-residential uses and up to 1,746,451 square feet of residential uses (with total base density not to exceed 1,905,219 square feet) and an additional 384,219 square feet of bonus density based on 15% MPDUs, allowing up to 2,218 total units; located at the southeast corner of the intersection of Rockville Pike and Tuckerman Lane adjacent to the Grosvenor-Strathmore Metro Station, Rockville; on approximately 14.6 acres of land zoned CR-3.0 C-0.5 R-2.75 H-300 and R-60; within the 2017 Grosvenor-Strathmore Metro Area Minor Master Plan area.

Staff Recommendation: Approval with Conditions

BOARD ACTION

Motion: FANI-GONZÁLEZ/DREYFUSS

Vote:

Yea: 5-0

Nay:

Other:

Action: Approved staff recommendation for approval of the Preliminary Plan Request cited above, subject to revised conditions, as discussed during the meeting, and as stated in the attached adopted Resolution.

Planning Department staff offered a multi-media presentation and discussed a Preliminary Plan request for the Strathmore Square development project. Staff noted that the request is for multiple lots and parcels for up to 317,537 square feet of non-residential uses and up to 1,746,451 square feet of residential uses, with the total base density not to exceed 1,905,219 square feet, and an additional 384,219 square feet of bonus density based on 15 percent Moderately Priced Dwelling Units (MPDUs), allowing up to 2,218 total units. The 14.6-acre site is located at the southeast corner of the intersection of Rockville Pike and Tuckerman Lane adjacent to the Grosvenor-Strathmore Metro Station in Rockville, within the Grosvenor-Strathmore Metro Area Minor Master Plan area.

Staff also noted that the property is also known as Parcel 428 in the "Grosvenor Metro Station" subdivision. Parcel 428 is 14.88 acres and is bisected by Tuckerman Lane. The portion of Parcel 428 south of Tuckerman Lane is 14.58 acres and is improved with a six-story garage owned by Washington Metropolitan Area Transit Authority (WMATA), a surface parking lot, bus facilities, a Kiss & Ride, a covered Arts Walk, and a stormwater management pond. Approximately 2.47 acres of forest is located along its eastern side. The portion of Parcel 428 located on the north side of Tuckerman Lane is approximately 0.3 acres and is improved with a WMATA traction power substation (TPSS) that provides power to the rail system. Parcel C is not part of this application but will be the subject of an associated minor subdivision application in the future.

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***7. Strathmore Square, Preliminary Plan No. 120190180**CONTINUED

Staff added that WMATA has selected the applicant, Fivesquares Development, as its joint development partner to redevelop the property with a mixed-use project. WMATA, through Fivesquares, submitted a Mandatory Referral for improvements to the public infrastructure on the property and adjacent Metro Station site, which are necessary to accommodate the proposed redevelopment. On July 19, 2018, the Planning Board voted to approve the transmission of comments to WMATA on the Mandatory Referral, which includes an expansion of the existing parking garage to accommodate the parking spaces that will be displaced by the removal of the surface parking lot over time, in connection with the proposed project. This garage expansion will ensure adequate commuter parking remains available on-site both during and after construction. The Mandatory Referral also includes improvements to on-site circulation; reconfiguration of the Kiss & Ride spaces; enhancements to the existing public Arts Walk; construction of a covered bike station; and associated improvements to the existing storm drain and stormwater management facilities. The Planning Board approved the Sketch Plan on December 5, 2018 for a maximum of 1,905,219 square feet of total development on the property, excluding 15 percent MPDUs.

Staff further added that the property has several previously approved Final Forest Conservation Plans (FFCPs) which covered construction and expansion of the WMATA parking garage and related infrastructure improvements. These FFCPs cover most of the site now included in this Preliminary Plan application. The forest mitigation for these previously approved FFCPs has already been fulfilled. The new Preliminary Plan adds an additional 1.88 acres of off-site disturbance for infrastructure improvements required to serve the new development, plus 0.31 acres for the inclusion of proposed Parcel C with the Preliminary Plan application. The new additional net tract area is 2.19 acres not previously accounted for in the prior FFCP approvals, and results in an additional 0.33 acres of reforestation required. The applicant submitted a variance request on December 21, 2018, because the plan would create an impact to the Critical Root Zone of nine trees that are considered high priority for retention under Section 22A-12(b) of the County Code. All nine of these trees are to be removed. A copy of the variance request letter, detailing the amount of critical root zone disturbance for each impacted tree, is included in the staff report.

Staff then briefly discussed minor corrections, additions and revisions to the Conditions of Approval.

The following speakers offered testimony: Ms. Jane Lewin of Montrose Avenue; Ms. Monica Jeffries-Hazangeles of Tuckerman Lane; Mr. Stewart Schwartz representing the Coalition for Smarter Growth; Ms. Janet Rosen of Rockville Pike; and Mr. Lee Gochman of Auburn Avenue.

Mr. Andy Altman of Five Squares Development introduced Messrs. Ron Kaplan of Fivesquares Development and Sylke Knuppel of VIKA, offered a multi-media presentation and discussed the proposed project.

Mr. Steve Robins, attorney representing the applicant, offered brief comments and concurred with the staff recommendation.

There followed extensive Board discussion with questions to staff and the applicant's representatives.

8. Draft Urban Design Guidelines for Rock Spring and White Flint 2 – Worksession

Staff Recommendation: Review and Provide Guidance on the Draft Urban Design Guidelines for the Rock Spring and White Flint 2 Sector Plans

BOARD ACTION

Motion:

Vote:

Yea:

Nay:

Other:

Action: Received briefing and provided guidance to staff on the Draft Urban Design Guidelines for the Rock Spring and White Flint 2 Sector Plans.

Planning Department staff noted that staff will provide the Planning Board an overview of the Draft Urban Design Guidelines for the 2017 Rock Spring Sector Plan and the 2018 White Flint 2 Sector Plan. The two plans were developed concurrently due to the similarities of the areas in terms of development patterns and market trends, particularly the high vacancy rates affecting office buildings. The two areas are close, just a mile and a half, linked by Georgetown Road. For these reasons, the guidelines for the two sector plans are in one document. Staff has forwarded to the Planning Board correspondence received to date and will summarize them during the meeting and will seek the Board's direction on a few key issues that may require further refinement.

Staff also noted that a draft of the Design Guidelines was released in March 2019 for public review and staff hosted separate open houses in the two plan areas that were well attended by residents, civic association leaders, property owners and developers. The draft Plans were posted on the Planning Department website to solicit feedback and staff received comments via email, phone, as well as several in-person meetings.

Staff then discussed the design issues usually encountered with redevelopment in this area, including the sector plan areas, and noted that they are emblematic of a transformational change from suburban land use patterns to more compact, pedestrian-oriented, inter-connected developments that emphasize a high-quality public realm. Redevelopment presents challenges, as well as opportunities, for the stakeholders involved. To help guide that change and provide clear direction to those involved with implementing the two Sector Plans, staff is engaged in a robust exercise to create detailed Design Guidelines. Staff also coordinated with Montgomery County Department of Transportation staff to ensure that recommendations for multi-modal facilities and streetscape design elements meet the requirements of the county's street standards and achieved the vision set forth in the Montgomery County Bicycle Master Plan. Staff added that the Design

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8. Draft Urban Design Guidelines for Rock Spring and White Flint 2 – Worksession

CONTINUED

Guidelines should help stakeholders achieve high-quality building design, exemplary open spaces, and streets that provide ample pedestrian comfort and multi-modal connectivity. The guidelines contain overall design principles applicable to both sector plan areas, as well as specific guidance for districts and individual sites.

Staff added that the next worksession is scheduled for July 11, 2019.

There followed a brief Board discussion during which Chair Anderson informed staff and the interested parties present at the meeting that the Planning Board will allow the public to testify and offer comments at the next worksession.